



October 27, 2020

Mei Ling Smith
City of Minneapolis Planning Department
250 S Fourth Street So. Rm. #300
Minneapolis, MN 55415

RE: 4601, 4617 and 4621 Minnehaha Avenue

Project Description: The proposed project sits on three parcels at 4601, 4617 and 4621 Minnehaha Avenue South. The 4601 site currently contains a gas station and is zoned commercial. The other two lots are single family residences that are zoned residential. The proposed plan would demolish all the structures for one new building. The site on Minnehaha Avenue is on a transit corridor with goods and services in the immediate vicinity and has close proximity to the blue-line light rail station at 46th and Hiawatha (approximately 1500 ft.) . The proposed building and units increases the current density, adds commercial uses and looks to the future vision of this corridor.

The design proposal is for 120 units of market-rate apartments. The units would range in size from 400 sq.ft. to 800 sq.ft. with a make-up of 71 studios, 39 one-bedroom, and 5 two-bedroom units. Units would have a standard level of finishes for a market rate building. The first floor has a commercial fitness space, a co-working office space and an art gallery. The office and the art gallery are open to the public and would be able to be open to each other. The co-working space would be able to spill into the art gallery much like a coffee shops have art on the walls. The art gallery can also be closed off from the office to accommodate events and displays as needed for the gallery. The fitness will be open to the public as well as the residents. The first floor also contains a residential lobby that connects the residents to the street, the gallery, the office and the fitness areas. There are two walk-up style units on the south end to provide a transition in use toward the neighborhood to the south. There are two levels of parking, both accessed from the alley. The lowest level contains 44 stalls, and the upper level contains 15 stalls for a total of 32 parking stalls. There is also a small surface parking area of 11 stalls that would serve the commercial users in the building. The first floor of the parking will be constructed as a flat plate that can expand into a commercial venue over time as the need for parking decreases and the commercial market is viable again.

Gross Square Footages:

Building above Grade = 94,768 sf

	LOWER	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	TOTAL
GROSS SF	15,953	15,953	15,861	15,861	15,861	15,861	15,371	110,721
RESIDENTIAL SF	0	2,304	15,861	15,861	15,861	15,861	15,371	81,119
COMMERCIAL SF	0	2,418						2418
PARKING SF	15,953	11,231	0	0	0	0		27,184

Lot Area: 24,900 sf**Lot Coverage:** 64%**Floor Area Ratio:** 3.35 without parking and 3.99 with parking.

We are anticipating two FAR increases with density bonus increase of 20% for enclosed parking and for mixed use. The site has all of the required parking enclosed in the structure.

Height: 71'

Building Materials: The materials will consist of a masonry base at the first floor, and exposed lower floors. The majority of the elevations will be metal panel mixed with approximately 30% cement board.

Requested Land Use Applications:

- Rezoning two parcels (4617 and 4621) from R2B to C3A and the second parcel (4601) from C1 to C3A.
- Site Plan Review
- Conditional Use Permit: permit to allow additional height. (from 4 stories 56 feet to 6 stories 70')
 - The conditional use is in line with 2040 guidance.
- Revers corner setback on the east side from 15' feet to 11'.
- Front yard Setback from 15' to 6'. The existing structure on the 4220 parcel has zero front yard setback for 30'. This portion is a commercial use. The proposed project has a five-foot setback for 90'. The current condition is 9' from the property line on the north whereas the proposed project is 15' from the property line at this location. Given the current condition the proposed project has a greater setback and further from the northerly neighbor than the existing condition. The commercial uses to the south also have zero setback. The proposed building location transitions from the 0' setback of the commercial to the residential. The additional setback is needed to accommodate parking at the rear of the structure while providing active uses along Nicollet Avenue. Parking is desirable per the description and notation above.
- Variance to exceed the FAR:
- Variance to allow the building to be placed greater than 8' from the property line. This setback is requested to allow for a small plaza area, and public art space.
- Variance to reduce the minimum loading requirement for one small loading space.

Bike Parking: There will be bike parking at the end of garage stalls, and a common area as well for a total of 70 internal bike spaces and 8 spaces in external bike racks at the front door area.

Sincerely,
COLLAGE ARCHITECTS

A handwritten signature in black ink, appearing to read 'Pete Keely', written in a cursive, stylized font.

Pete Keely, A.I.A.
President

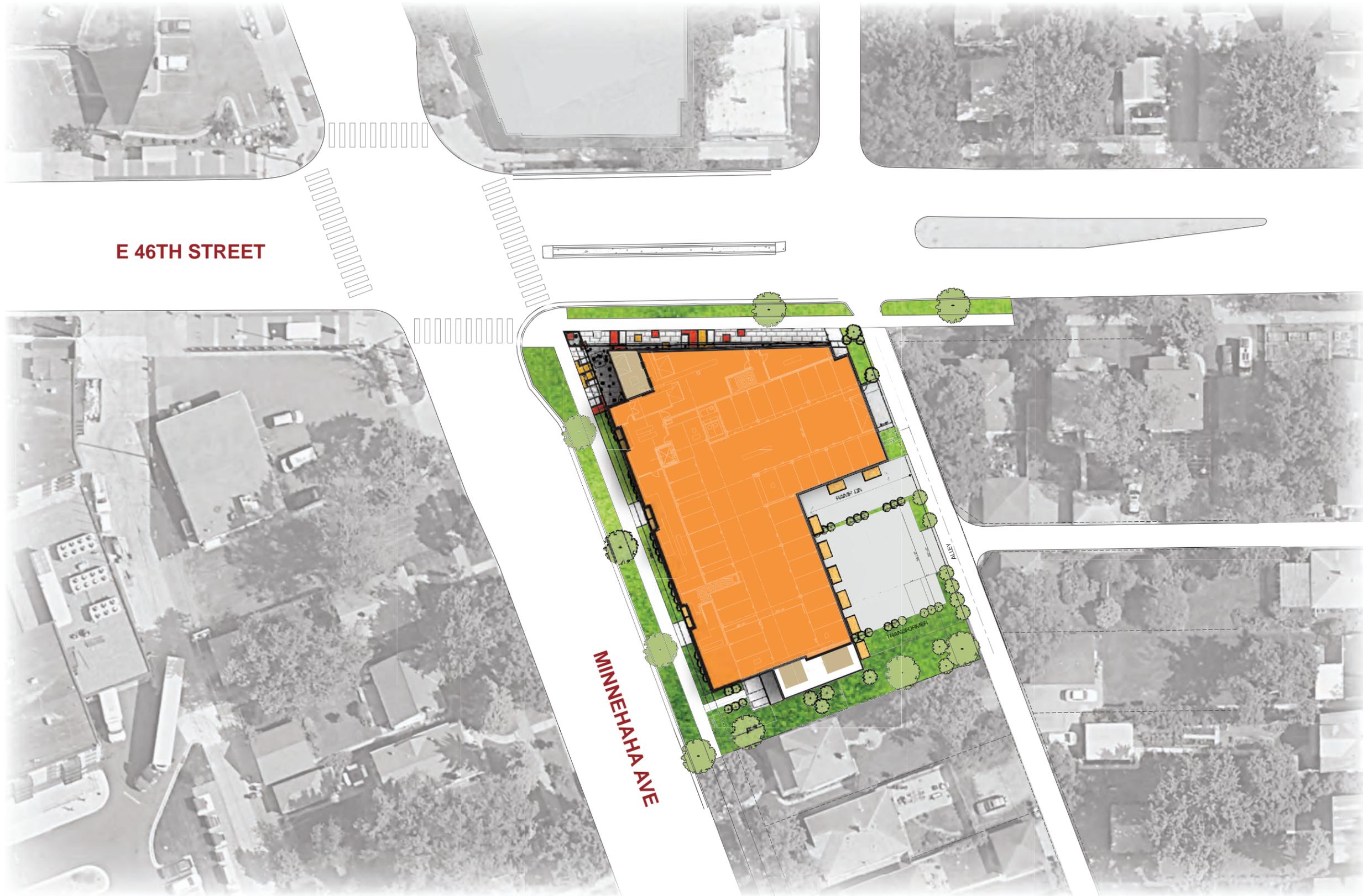


4601 MINNEHAHA

Minneapolis, MN
10.28.2020



- PLACE OF WORSHIP
- Ethiopian Orthodox Tewahedo
- SERVICES
- Western Union
- Rise N Shine Child Center
- iStorage
- EDUCATIONAL
- Minnehaha Academy
- RETAIL
- Cub Foods
- CVS
- Holiday
- Sea Salt
- One on One Bicycle Studio
- Parkway Pizza
- Falls Liquor
- Venn Brewing Company
- CIVIC BUILDINGS
- Minneapolis Parks Foundation
- PUBLIC PARKS
- BUS ROUTE 74
- BUS ROUTE 07
- BUS ROUTE 46
- BUS ROUTE 23
- BUS ROUTE 09
- BUS STOPS
- BIKE ROUTES



4601 MINNEHAHA

Minneapolis, MN

10.28.2020

92 PARKING STALLS

127 RESIDENTIAL UNITS

110,721 TOTAL GSF

0 6 12 25 50 ft





4601 MINNEHAHA

Minneapolis, MN

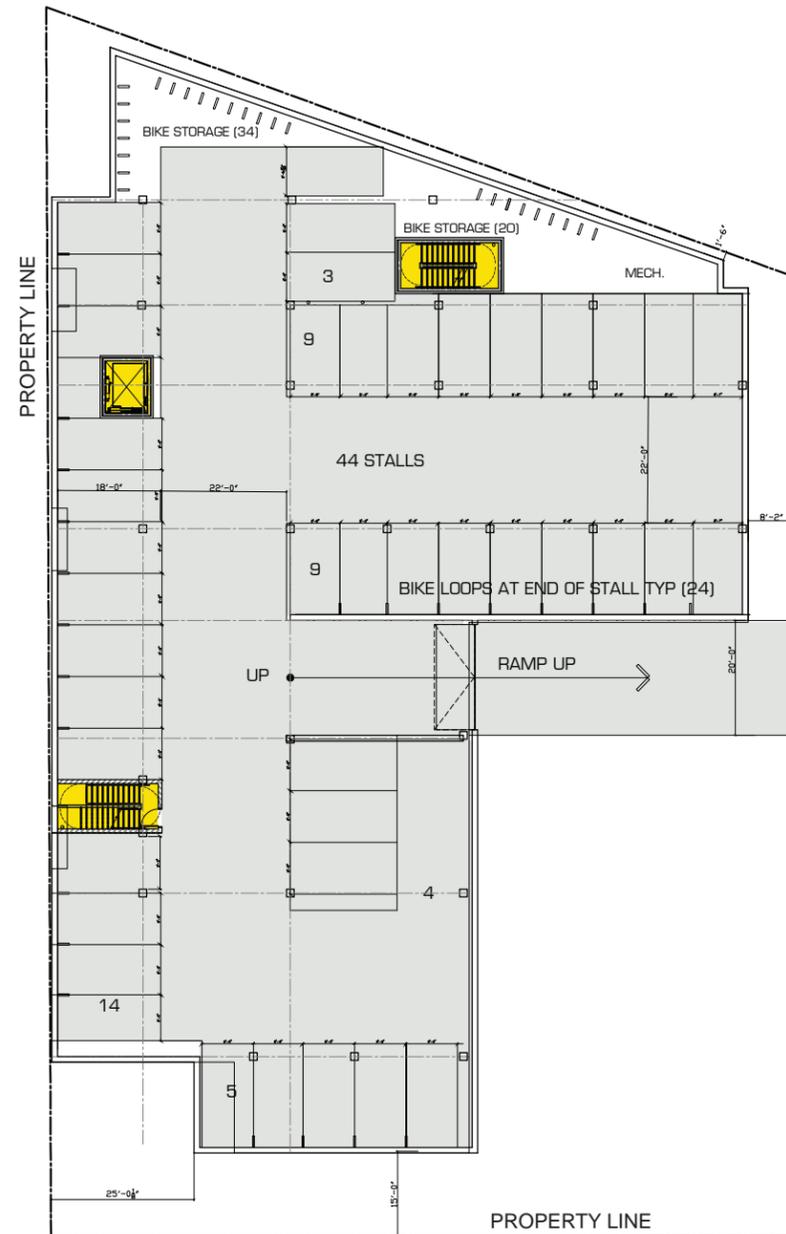
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LOWER FLOOR

15,953 GSF

44 PARKING STALLS

BIKE STORAGE



ALLEYWAY

E 46TH STREET

UNIT MATRIX	Sq. Ft.	Lower	First	Second	Third	Fourth	Fifth	Sixth	Total	Total By Unit Type
Studio	400			1	1	1	1		4	59
	430			6	6	6	6	6	30	
	450			2	2	2	2	1	9	
	460			2	2	2	2		8	
	490			1	1	1	1	4	8	
1 BDRM	500							1	1	66
	510			1	1	1	1		4	
	530			1	1	1	1	1	5	
	540			5	5	5	5	2	22	
	560		1	2	2	2	2	2	11	
	580			1	1	1	1	1	5	
	630			1	1	1	1	1	5	
	650			1	1	1	1	1	5	
	665			1	1	1	1	1	5	
	780				1	1	1		3	
2 BDRM	815		1						1	2
	890							1	1	
TOTAL		0	2	25	26	26	26	22		127

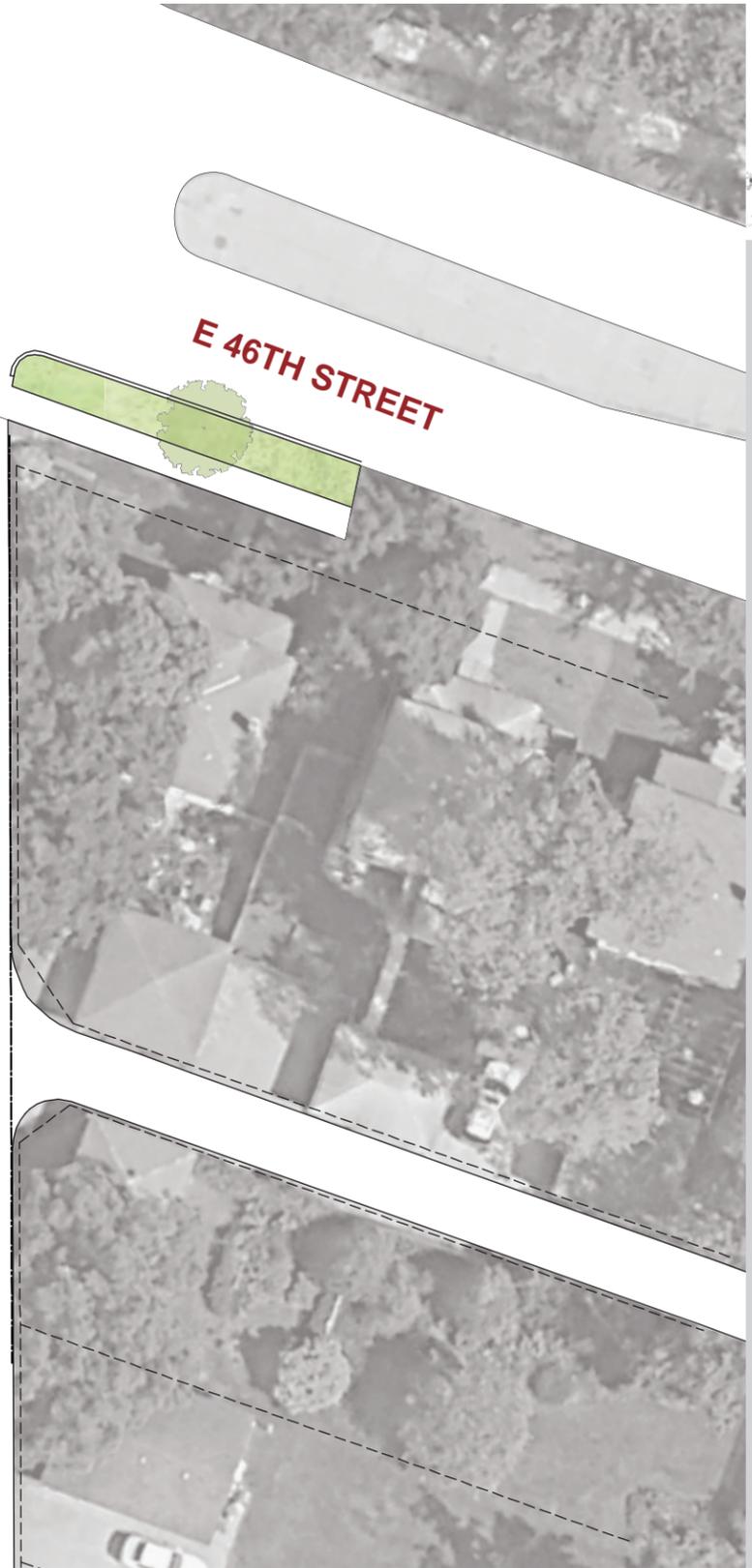


LOWER LEVEL FLOOR PLAN

1/32" = 1'



MINNEHAHA AVE



E 46TH STREET



4601 MINNEHAHA
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- FIRST FLOOR**
- 15,953 GSF**
- 9,800 SF PARKING AREA**
- 36 COVERED STALLS**
- 12 SURFACE STALLS**
- 02 RESIDENTIAL UNITS**
- 2,065 SF ART / OFFICE AREA**
- 708 SF FITNESS AREA**
- RESIDENTIAL LOBBY**
- BIKE STORAGE**

0 4 8 16 32 ft





4601 MINNEHAHA

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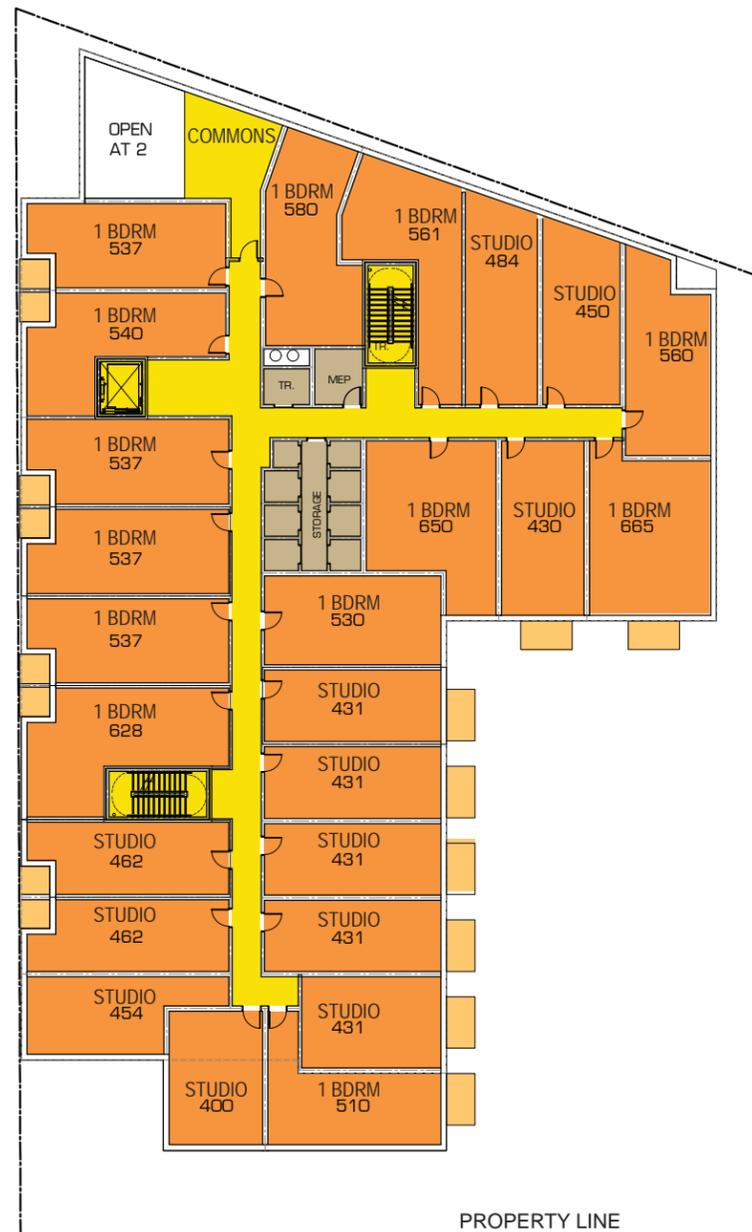
SECOND FLOOR

15,861 GSF

25 RESIDENTIAL UNITS

COMMUNITY COMMONS

STORAGE



0 4 8 16 32 ft



SECOND LEVEL FLOOR PLAN

1/32" = 1'



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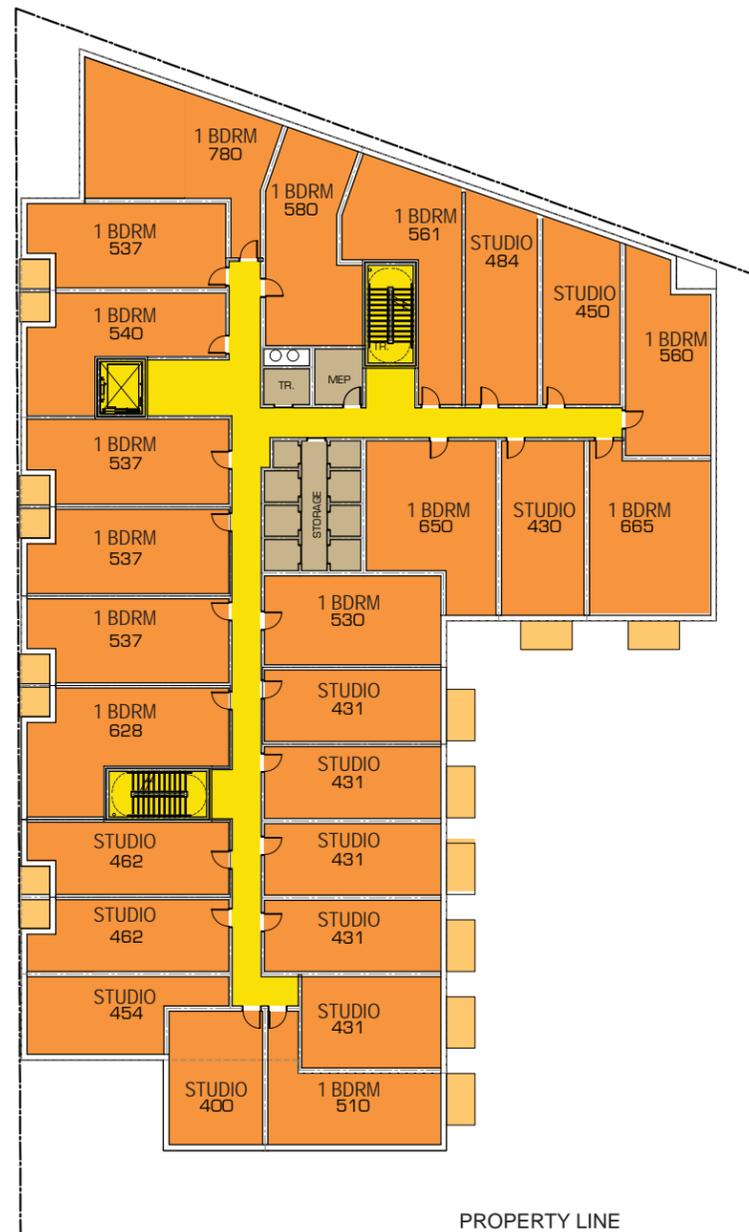
3RD - 5TH FLOOR SIM.

15,861 GSF / FLOOR

26 UNITS / FLOOR

78 UNITS TOTAL

STORAGE



0 4 8 16 32 ft



THIRD - FIFTH LEVEL FLOOR PLAN SIM.

1/32" = 1'



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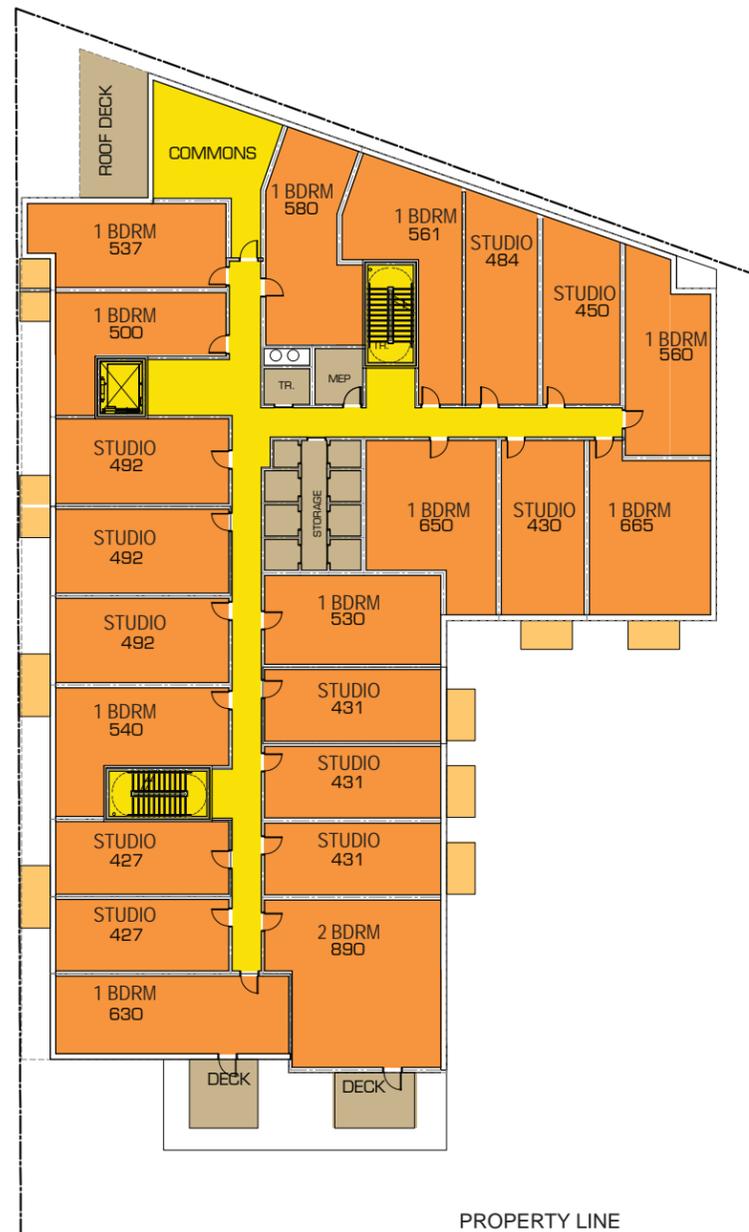
SIXTH FLOOR

15,371 GSF

22 RESIDENTIAL UNITS

COMMUNITY COMMONS

ROOF DECK

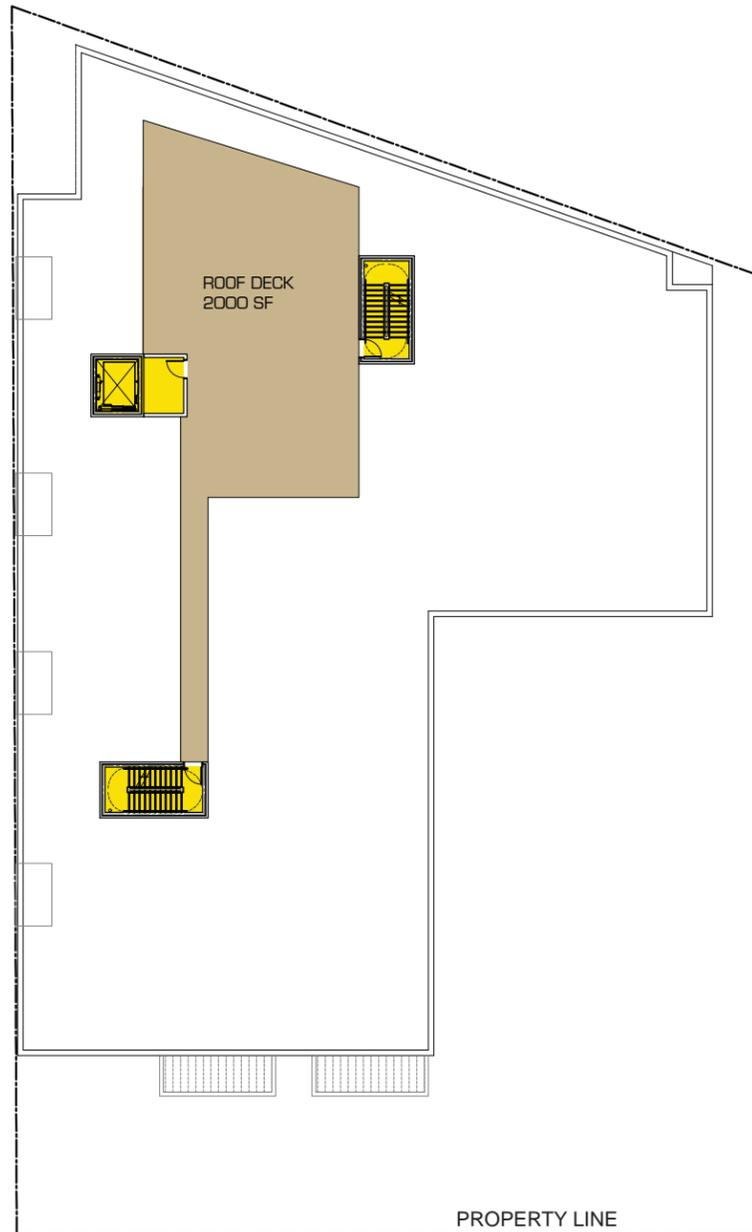


0 4 8 16 32 ft



SIXTH LEVEL FLOOR PLAN

1/32" = 1'



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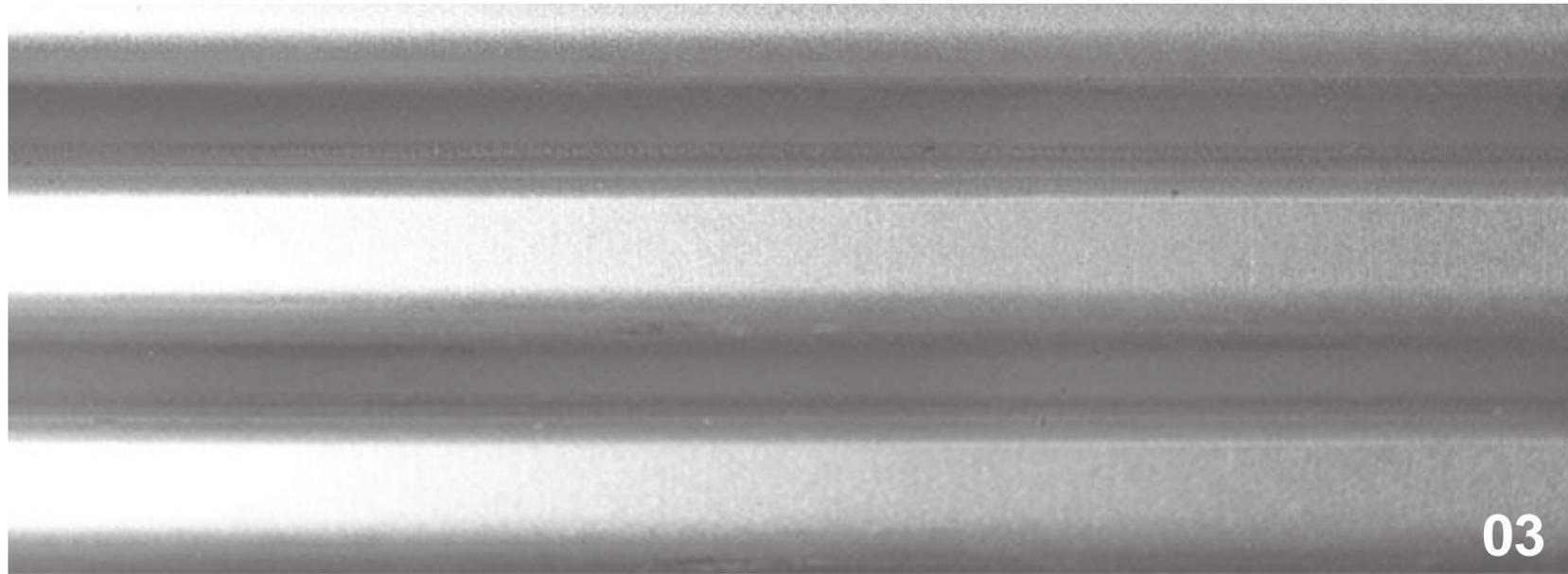
ROOF PLAN

2,000 SF ROOF DECK

SOLAR ARRAY POTENTIAL

0 4 8 16 32 ft

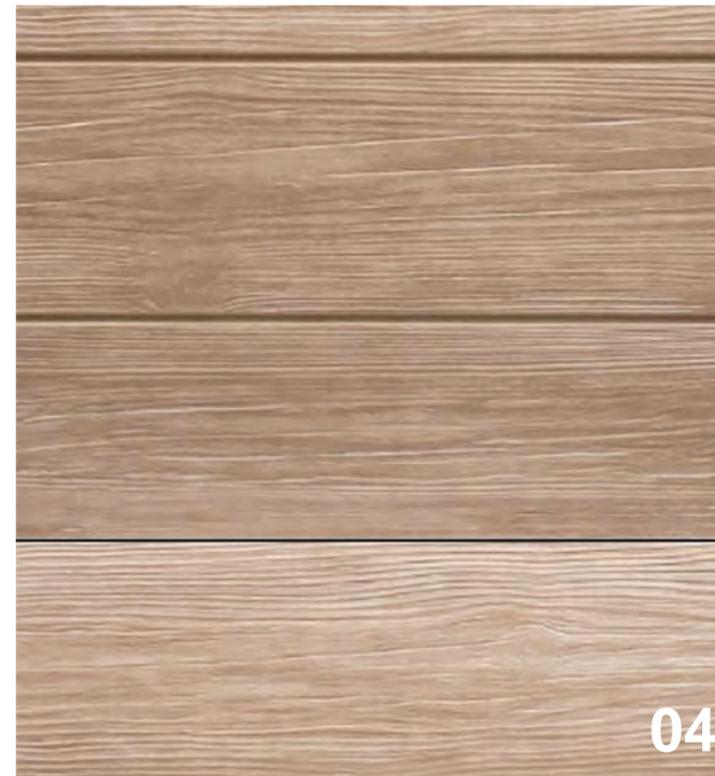
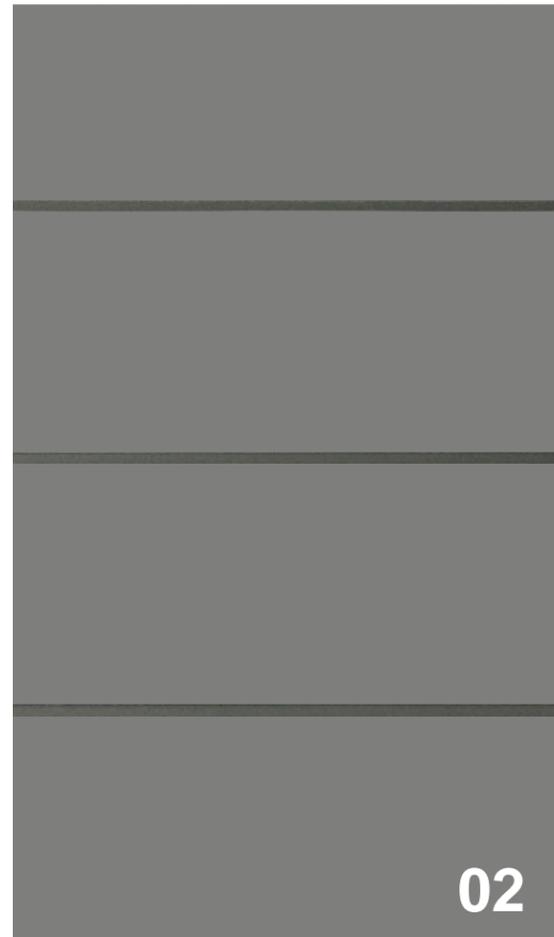




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- 01 - MASONRY
- 02 - CEMENT PLANK
Gray Slate
- 03 - CORRUGATED METAL
Morin Pulse
- 04 - NICHIIHA SIDING
- 05 - METAL ACCENT
- 06 - FIBERGLASS WINDOW
- 07 - ALUMINUM STOREFRONT

Materials	North	Fac. %	South	Fac. %	East	Fac. %	West	Fac. %	Total	Total %
Masonry	820	10%	1195	22%	1870	19%	1650	13%	5535	15%
Gray Cement Plank	1750	20%	1425	27%	2550	26%	3695	29%	9420	26%
Corrugated	450	5%	480	9%		0%	450	4%	1380	4%
Nichiha Siding	2715	32%	1570	29%	2730	28%	3075	24%	10090	28%
Metal Accent						0%				
Window	2340	27%	702	13%	2680	27%	2940	23%	8662	24%
Storefront	490	6%		0%		0%	1030	8%	1520	4%
Total	8565		5372	100%	9830		12840		36607	



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1.

NORTHWEST VIEW FROM E 46TH STREET

SOUTHWEST VIEW FROM W FRANKLING AVE



4.



2.

NORTHEAST VIEW FROM E 46TH STREET

SOUTHEAST VIEW FROM ALLEYWAY



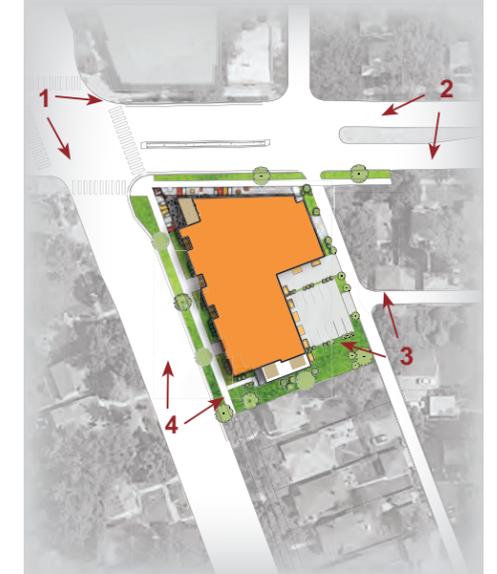
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DEC 21

8:00AM



10:00AM



12:00PM

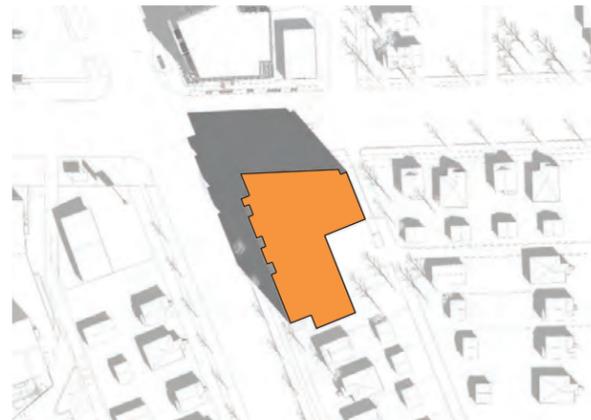


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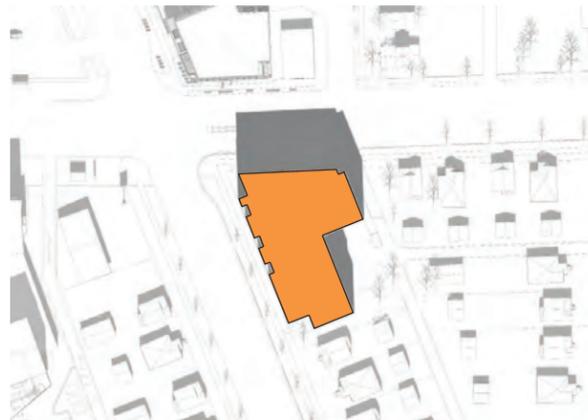


MAR/ SEP 21

8:00AM



10:00AM



12:00PM



4:00PM



JUN 21

8:00AM



10:00AM



12:00PM



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